

## 181 Peats Ferry Rd, Hornsby, NSW 2077

Call Agent

Retail Shop, Other 3 



### Freehold Property in Prime Hornsby Location

Exceptionally Rare Freehold Opportunity with Established Tailoring Business – Owner Retiring

An outstanding opportunity to secure a tightly held commercial freehold in one of Hornsby's most prominent and rapidly evolving corridors. This beautifully upgraded property is home to one of Hornsby's longest-established and best-known tailoring businesses, which is now available for takeover as the current owner retires. Offering immediate income, valuable future development potential, and strong investment fundamentals, this is a rare find.

Premium Freehold Site Approx. 151 m<sup>2</sup> of level land with Mixed Use zoning (MU1) under the Hornsby LEP – offering versatility and long-term value.

Established Tailoring Business Available to Take Over Currently operating as a respected and long-standing tailor shop with a high-quality fit-out.

Flexible Zoning with Development Upside MU1 Mixed Use zoning allows for a wide variety of uses including residential, commercial, retail, or boarding house (STCA).

Significant Height & Density Potential Subject to council approval, the site may support vertical redevelopment of up to 48 metres (STCA), making it ideal for shop-top housing or boutique apartments.

Rear Lane Access with On-Site Parking Valuable off-street parking at the rear – a rare convenience for commercial holdings in this area. Strategic High-Exposure Location Positioned just minutes from Hornsby Train Station, Westfield Shopping Centre, local schools, and major amenities – ensuring strong foot traffic and accessibility.

Freehold Title – No Strata Enjoy complete control with 100% freehold ownership and no body corporate fees or management restrictions. Future Development Potential (STCA)

Mixed use residential/retail redevelopment

#### Listed By

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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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